EROSION CONTROL & GRADING NOTES

1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHING TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.

2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHER WISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.

3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-14.

4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.

5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.

6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK

7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.

8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.

9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSEPCTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.

10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.

11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.

12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.

14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.

15) CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING THE PRECONSTRUCTION MEETING. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND/OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.

16) EROSION CONTROL MEASURES MUST REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED. ONCE STABILIZATION IS ACHEIVED, ALL EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED PRIOR TO AS-BUILT APPROVAL.

PUBLIC WORKS NOTES

1) ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.

2) PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THESE REQUESTS ARE TO BE MADE 24 HOURS IN ADVANCE.

3) STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.

4) STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.

5) ALL PAVEMENT MARKING ARE TO BE THERMOPLASTIC.

FIRE HYDRANT FLOW RESULTS:

FORTHCOMING

WATER & SEWER NOTES

1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.

2) THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.

3) THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.

4) ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.

5) REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.

6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.

7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.

8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

LANDSCAPE NOTES

1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TOUTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.

2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.

3) PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.

4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.

5) ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.

6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.

7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.

8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.

9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.

10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.

11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.

12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.

13) NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.

14) ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF, BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.

15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.

16) NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.

17) LIGHTING PLAN TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREE ISLANDS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.

GENERAL PLAN CONSISTENCY

THIS PROPERTY FALLS WITHIN THE #5 EAST NASHVILLE COMMUNITY PLAN. THE LAND USE POLICY IS NG (NEIGHBORHOOD GENERAL CLASSIFICATION. APPROPRIATE USES INCLUDE SINGLE FAMILY AND MULTIFAMILY W/ DENSITIES AS INTENSE AS 20 UNITS PER ACRE. BUILDINGS WITH SHALLOW SETBACKS TO DEEP SETBACKS WITH MEDIUM DENSITY HOUSING CLOSER TO THE STREET AND LOWER DENSITY HOUSING AWAY FROM THE STREET. DEVELOPMENTS NEED TO PROVIDE PEDESTRIAN CONNECTIVITY, SHALL BE LOCATED WITHIN CLOSE PROXIMITY TO NEIGHBORHOOD CENTER OR COMMUNITY CENTER, AND THE STREET NETWORKS HAVE A HIGH LEVEL OF CONNECTIVITY.

AS PROPOSED, THIS SP PROPOSES 16 DETACHED RESIDENTIAL UNITS ON 1.16 ACRES OF LAND FOR A DENSITY YIELD OF 13.7 UNITS PER ACRE WHICH FALLS WITHIN THE DESIRED RANGE OF THE SITE'S DEFINED LAND USE. SHALLOW SETBACKS ARE PROPOSED FOR THE MEDIUM DENSITY SHOWN HEREIN. SIDEWALKS EXIST ALONG THE SITE FRONTAGE OF CHESTER AVE.

STANDARD SP NOTES

1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF A 16 UNIT RESIDENTIAL DEVELOPMENT AS SHOWN.

2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

3)THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0228F", DATED: APRIL 20, 2001.

4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.

5) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.

6) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

7) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" CMP).

8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.

10) SOLID WASTE PICKUP TO BE PROVIDED BY DUMPSTER SHOWN ON THIS PLAN.

11) THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).

12) MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORIDANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.

13) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECFICIALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM15 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

14) THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION. RM15 ZONING SHALL BE USED FOR ANY STANDARDS NOT SPECIFIED IN THIS SP.

15) OWNERSHIP FOR UNITS MAY BE DIVIDED BY A HORIZONTAL PROPERTY REGIME OR A SUBDIVISION WITH A MINIMUM LOT SIZE OF 1,000 SQUARE FEET.

ARCHITECTUAL NOTES

BUILDING ELEVATIONS FOR ALL STREET AND COURTYARD FACADES, INCLUDING THE NORTH, SOUTH AND EAST SIDES OF THE COMMON HOUSE, SHALL BE PROVIDED WITH THE FINAL SITE PLAN. THE FOLLOWING STANDARDS SHALL BE MET:

A. BUILDING FACADES FRONTING A STREET AND COURTYARD SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.

B. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATION OF 2:1 OR GREATER. SQUARE WINDOWS AND HORIZONTAL TRANSOM WINDOWS MAY BE PERMITTED IF APPROVED AS PART OF THE ELEVATIONS TO BE PROVIDED WITH THE FINAL SP.

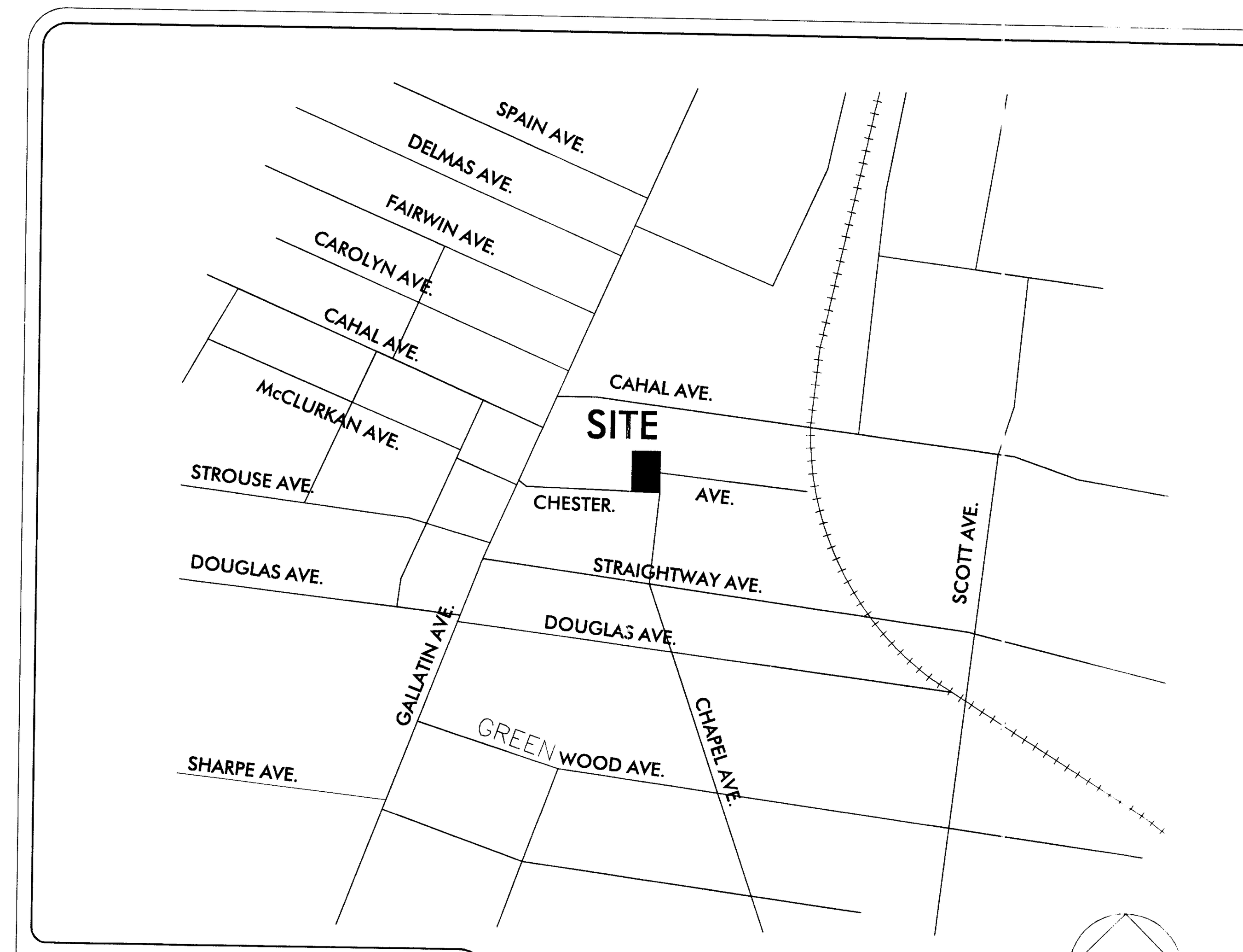
C. EIFS AND VINYL SIDING SHALL BE PROHIBITED.

D. FINISHED GROUND FLOORS AND PORCHES FOR SHALL BE ELEVATED A MINIMUM OF 18 INCHES TO A MAXIMUM OF 30 INCHES FROM THE ABUTTING AVERAGE GROUND ELEVATION.

E. FRONT PORCHES FOR SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.

F. HEIGHT STANDARDS TO BE A MAXIMUM HEIGHT OF 30 FEET (MEASURED FROM THE FIRST FLOOR'S FINISHED ELEVATION TO RIDGE OF THE ROOF LINE).

G. THE ELVATIONS FOR UNITS 1-6 SHALL BE VARIED, SO THAT THE UNTIS DO NOT HAVE THE SAME FACADE.



Site Vicinity Map

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTIFAMILY
PROPERTY ZONING R6	SURROUNDING ZONING MUL-A, CS
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF RESIDENTIAL UNITS/DENSITY	16 TOTAL UNITS (13.6 UN/AC)
FAR	0.90 MAXIMUM/ 46% PROPOSED
ISR	0.70 MAXIMUM/ 62% PROPOSED
STREET YARD SETBACK:	15' MEASURED FROM ROW
SIDE YARD	5' FROM EAST AND WEST PROPERTY LINE
REAR YARD	NOT APPLICABLE
HEIGHT STANDARDS	2 STORIES - MAXIMUM HEIGHT OF 30' (MEASURED FROM THE FIRST FLOOR'S FINISHED ELEVATION TO THE RIDGE OF THE ROOF LINE)

PARKING AND ACCESS

RAMP LOCATION AND NUMBER	UNIT ACCESS VIA ALLEY #1017
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	±40' NORTH
DISTANCE TO INTERSECTION	±140 WEST OF INTERSECTION
REQUIRED PARKING	24 REQUIRED (RESIDENTIAL UZO 1.5 STALLS/UNIT @ 16 UNITS)
PARKING PROPOSED	34 PROPOSED
*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP: (NOT TO ENCROACH INTO RIGHT OF WAY)	6 FT - COVERED PORCHES 2 FT - BAY WINDOWS 6 FT - STOOPS & BALCONIES

Property Information
1121-1125 Chester Ave
Nashville, Tennessee 37206
1.18 Total Acres
Council District 7 (Anthony Davis)

Owners of Record
1121-1125 Chester Ave
Woodland Street Partners, LLC
Nashville, Tennessee 37206

Developer
Brett Diaz
brett@woodlandstreetpartners.com
408 Taylor Street
Suite 202
Nashville, TN 37208

Civil Engineer
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Michael Garrigan, PE
Phone: 615.297.5166
Email: michael@daleandassociates.net

Sheet Schedule

1 C1.0 Notes & Project Standards
2 C2.0 Existing Conditions & Layout
3 C3.0 Utility & Landscape Plans

Notes & Project Standards

REVISIONS:
MPC Comments: 6/23/14

Preparation Date: June 2014

Woodland Grove
Preliminary Specific Plan
Tax Map 72-14, Parcels 72, 73, & 73.01
Nashville, Davidson County, Tennessee

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

Metropolitan Planning Department
JUN 26 2014
Nashville & Davidson County

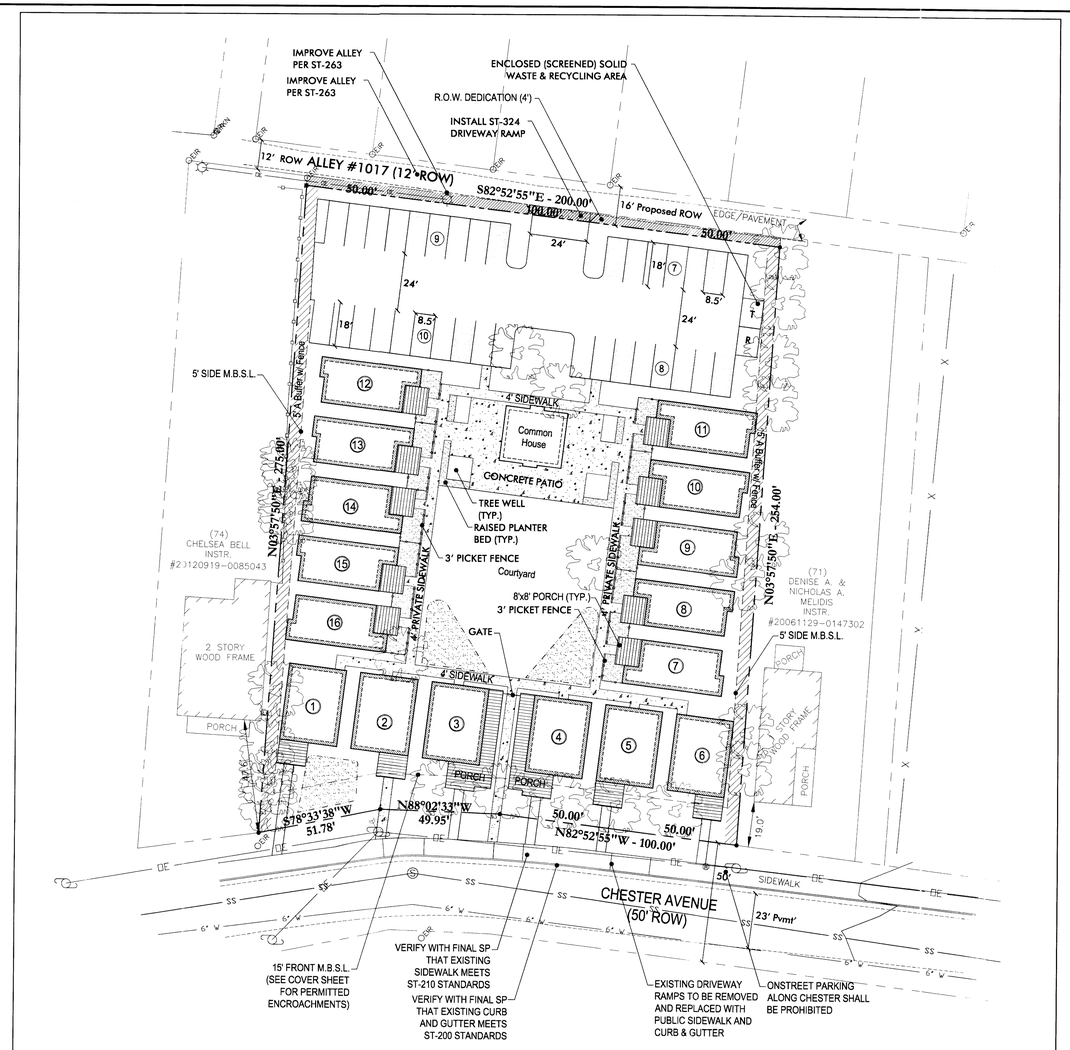
MPC Case Number
2014SP-054-001

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

D&A Project No 14147
Woodland Grove
Preliminary SP Drawings

C1.0

Existing Conditions



Layout

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30 0 30 60 90

SCALE: 1" = 30'

N W E S

PARCEL 72 = 12,680 SQUARE FEET OR 0.291 ACRES
PARCEL 73 = 13,316 SQUARE FEET OR 0.305 ACRES
PARCEL 73.01 = 25,473 SQUARE FEET OR 0.584 ACRES
TOTAL EXISTING AREA = 51,471 SQUARE FEET OR 1.181 ACRES
TOTAL PROPOSED AREA= 50,671 SQUARE FEET OR 1.16 ACRES

Existing Conditions & Layout Plan

Dale & Associates
Consulting Civil Engineering
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Landscape Architecture
Surveying

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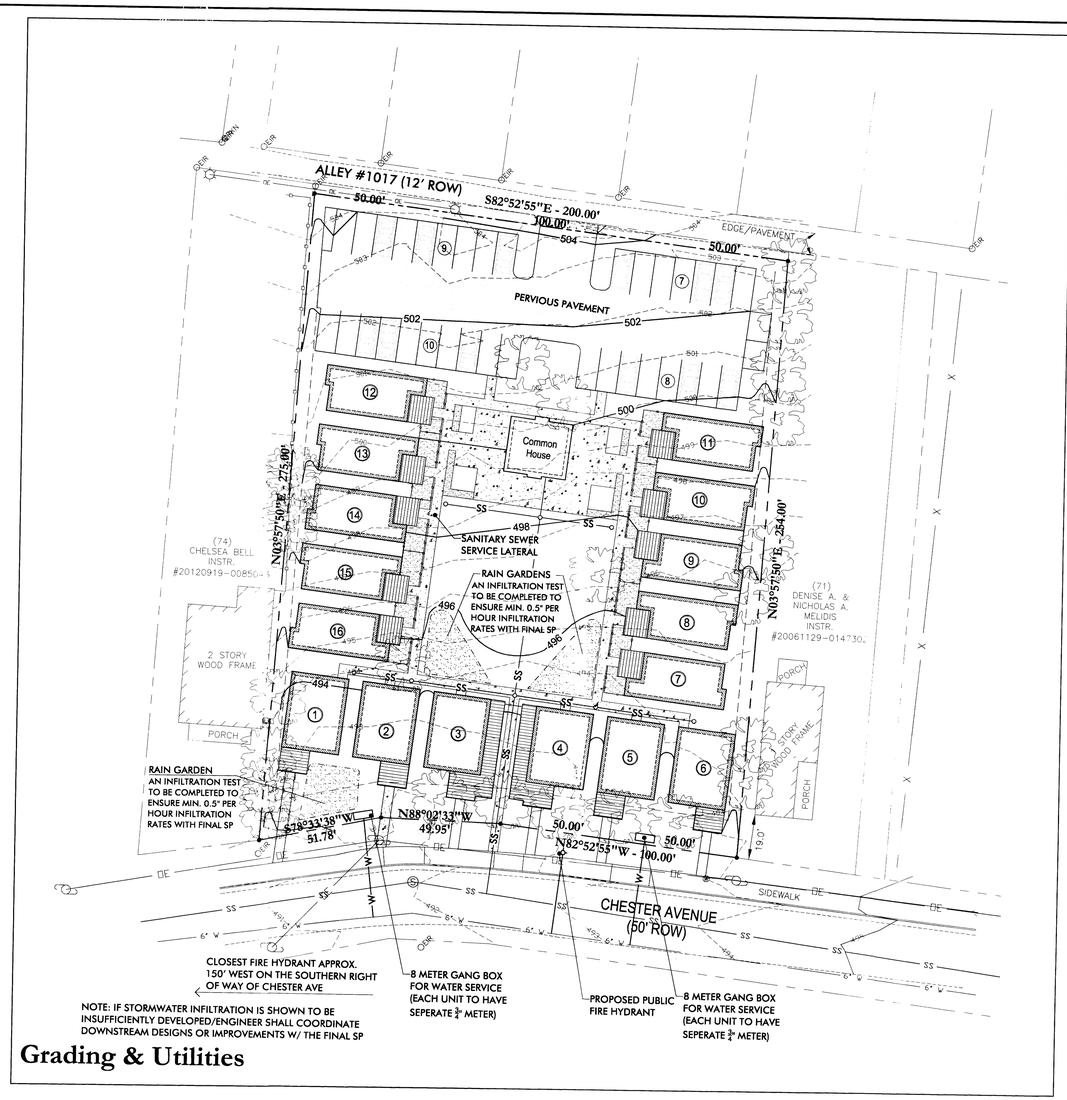
REVISIONS:
MPC Comments: 6/23/14

Preparation Date: June 2014

Woodland Grove
Preliminary Specific Plan

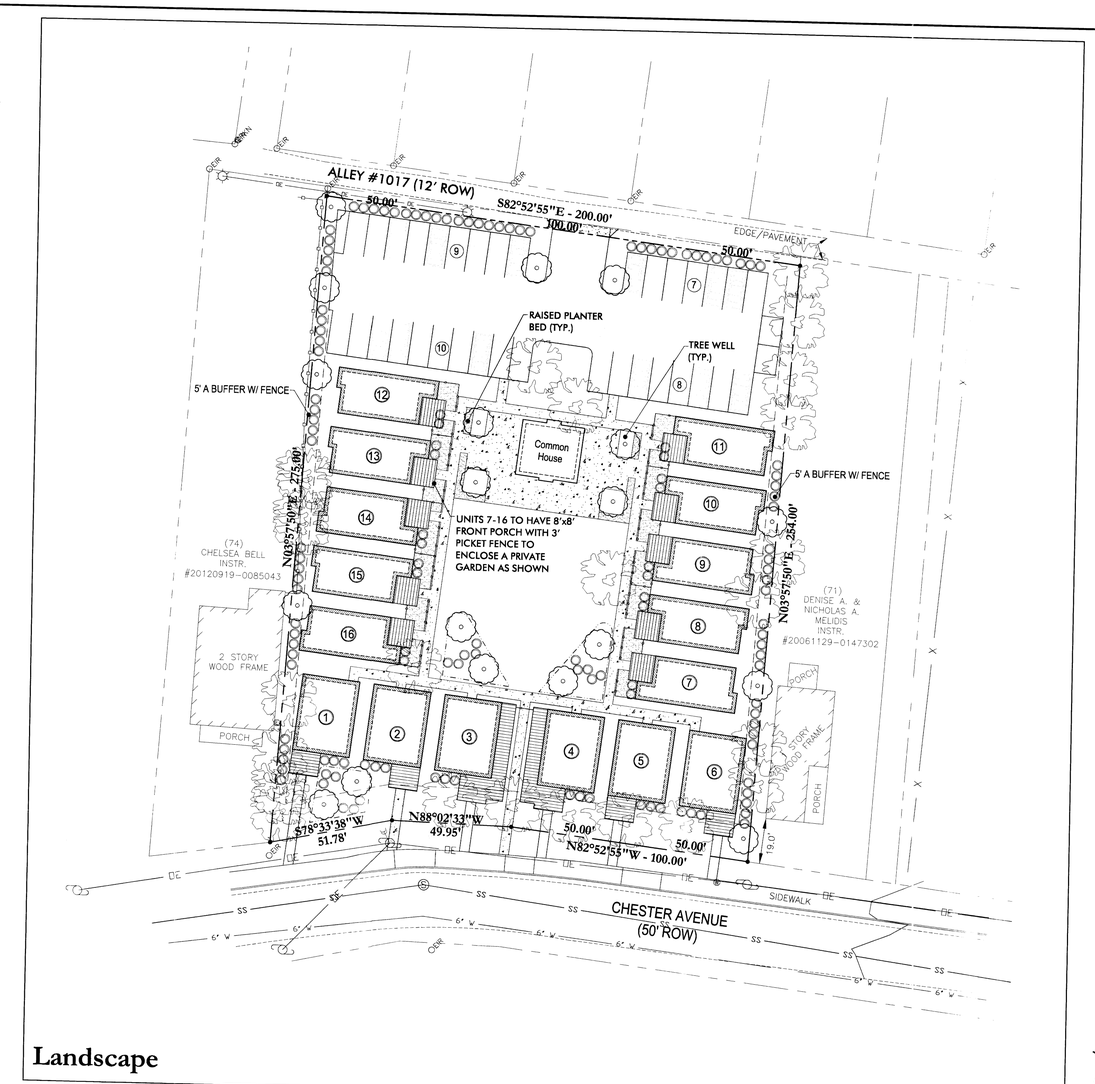
Tax Map 72-14, Parcels 72, 73, & 73.01
Nashville, Davidson County, Tennessee

MICHAEL CHRISTOPHER DALE REGISTERED ENGINEER TENNESSEE No. 101 CIVIL ENGINEERING STATE OF TENNESSEE
6/24/2014



NOTE: IF STORMWATER INFILTRATION IS SHOWN TO BE INSUFFICIENTLY DEVELOPED/ENGINEER SHALL COORDINATE DOWNSTREAM DESIGNS OR IMPROVEMENTS W/ THE FINAL SP

Grading & Utilities



Landscape

WATER QUALITY CALCULATIONS

PRELIMINARY CALCULATIONS SHOW THAT THIS PROJECT WILL REQUIRE APPROXIMATELY 2714 CF OF WQv STORAGE IN THE PROPOSED RAIN GARDEN/BIORETENTION BASINS (80% TSS BMP) AS SHOWN ON THE ABOVE PLANS. PRELIMINARY DESIGN PROPOSES 3 RAIN GARDENS & PERVIOUS PAVEMENT TO BE DESIGNED AND PERMITTED WITH THE FINAL SP AND SHALL BE IN ACCORDANCE WITH THE METRO STORM WATER MANAGEMENT MANUAL. ALL STORMWATER FEATURES ARE DESIGNED TO MEET THE MINIMUM 0.50 IN/HR INFILTRATION REQUIREMENTS. AN INFILTRATION TEST SHALL BE COMPLETED PRIOR TO SUBMITTING THE FINAL SP AND TO METRO STORMWATER. IF TEST RESULTS SHOW INADEQUATE INFILTRATION RATES, AN OFFSITE EXTENSION MAY BE REQUIRED

STORMWATER NOTES

1) THE SOIL TYPES FOR THIS SITE ARE MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES PERCENT SLOPES) WHICH FALLS WITHIN THE "B" HYDROLOGICAL SOIL GROUP.
2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY. TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL, TWO WATER QUANTITY/QUALITY BMP(s) ARE PROPOSED. DESIGN OF THESE FEATURES WILL BE PROVIDED DURING THE FINAL SP PROCESS. BMPs SHALL BE LOCATED WITHIN OPEN SPACE/PUBLIC UTILITY & DRAINAGE EASEMENTS
3) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.

PRE/POST CALCULATIONS

PRE-DEVELOPMENT	
TOTAL SITE AREA	= 1.16 ACRES
PRE-DEVELOPED IMPERVIOUS	= 0.09 AC @ 98
PRE-DEVELOPED GRASS	= 1.07 AC @ 69
COMPOSITE CN	= 71.3
POST-DEVELOPMENT	
TOTAL SITE AREA	= 1.16 ACRES
POST-DEVELOPED IMPERVIOUS	= 0.72 AC @ 98
POST-DEVELOPED GREEN SPACE	= 0.44 AC @ 69
COMPOSITE CN	= 87.0

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE . ONSITE MITIGATION SHALL BE PROVIDED THROUGH THE PROPOSED RAIN GARDEN TO ENSURE NO ADVERSE IMPACTS & ALL WATER QUANTITY REQUIREMENTS ARE MET.

UTILITY NOTES

1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.
3) WATER AND SEWER SERVICE MAY BE PARTIALLY PROVIDED BY EXISTING, ONSITE METERS OR LATERALS IF DEEMED APPROPRIATE AT THE TIME OF THE PROJECT'S PERMITTING OR THROUGH THE FINAL SP PROCESS.

TREE DENSITY NOTES

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.

1.16 AC-0.27 AC = 0.89 AC x 14 = 12.46 TDU's REQ'D
16 @ 0.5 (2" CAL TREE) = 8 TDU's PROP

NOTE: EXISTING TREES TO BE PRESERVED HAVE NOT BEEN INCLUDED IN THE PROPOSED TDU.

30 0 30 60 90

SCALE: 1" = 30'

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CHRISTOPHER C. CASEY REGISTERED ENGINEER PROFESSIONAL ENGINEER COMMERCE NASHVILLE, TN 37219 STATE OF TENNESSEE 24120

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